

**FOR SALE - FLAT**

**Kraaienhoflaan 9 B4, 2070 Zwijndrecht**

**€ 219.000**

**Ref. 6649530**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 90m<sup>2</sup>

Surf. Plot: 697m<sup>2</sup>

Surf. terrace: 4m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 940kwh/m<sup>2</sup>/j

## DESCRIPTION

Are you looking for an **affordable home with potential** in Zwijndrecht? This **to be refreshed** 2-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or handy renovators!

### ▣ Highlights of this apartment:

- ▣ **2 spacious bedrooms** – perfect for a family, couple, or as an investment
- ▣ **Bright living space** – enjoy a pleasant and open atmosphere
- ▣ **Garage included** – secure parking and extra storage space
- ▣ **Quiet, central location** – close to shops, schools, public transport, and major roads

With a little refresh, you can turn this apartment into a real home! Interested? Contact us today for a visit!

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## FINANCIAL

Price: € 219.000,00

VAT applied: No

Available: At the contract

Land registry income: € 745,00

## BUILDING

Habitable surface: 90,00 m<sup>2</sup>

Construction year: 1974

State: To be refreshed

Floor: 2

Number of floors: 2

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

## ENERGY

EPC score: 940

EPC class: F

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## LOCATION

Environment: Central

## TERRAIN

Ground area: 697,00 m<sup>2</sup>

Garden: No

Orientation of the garden: South

Orientation terrace: East

Orientation terrace 1: South-east

## LAYOUT

Entrance hall: 8,00 m<sup>2</sup>

Living room: 34,00 m<sup>2</sup>

Kitchen: 5,00 m<sup>2</sup>, fully fitted

Storage: 4,32 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bathroom 1: 4,60 m<sup>2</sup>

Bathroom type: Shower in bath

Toilets: 1

Terrace: 4,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Intimation: No legal correction or administrative measure imposed

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parking cars: 1